THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170612457

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110858
TG: 1245679

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Shelby

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.

Tracy Martin
Affiant

Subscribed and sworn to before me, this 30th day of August, 2017.

Notary Public
My Commission Expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

BILL GARRETT, Davidson County, 607
Trans: T20170077609 DEEDWARR
Recvd: 09/05/17 14:31 2 pgs
Fees: 13.00 Taxes: 814.00
20170905-0091189

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 2, LLC. PO Box 4090 Scottsdale, AZ 85261	Property Owner 2, LLC PO Box 4090 Scottsdale, AZ 85261	Tax Parcel ID No. 064-15-0A-029.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan M. Hampton and Emma M. Hawkins n/k/a Emma M. Hampton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 2, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 68 on the Plan of Plantation Walk, Revision One, Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 697, as revised in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan M. Hampton, unmarried and Emma M. Hawkins, unmarried, as tenants in common with rights of survivorship by Warranty Deed from John Chadwick Long and wife, Lauren Jones Long, recorded on the 28th day of August, 2008 in Instrument No. 20080828-0088493, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, PLANTATION WALK, as recorded in Plat Book 7900, Page(s) 662, Plat Book 7900, Page 697, Book 9432, Page 449 & Boundary Plat in Book 7900, Page 625.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9231, Page 719 and Book 9547, Page 904.

Charter of Homeowners Association recorded in Book 9315, Page 723.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 11125, Page 430.

Easement for Allowing encroachment of pool, recorded in Book 11125, Page 230.

This is improved property located at 600 Sweetwater Circle Old Hickory TN 37138-2037

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2017.

Ryan M. Hampton

Emma M. Hawkins n/k/a Emma M. Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Hampton and Emma M. Hawkins n/k/a Emma M. Hampton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2017.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018